

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7013AA

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO

PROVIDED BY: CIVIL DA OFFICE

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. DAVIS

ON THE 7<sup>TH</sup> DAY OF JULY, 2022

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE IV – ZONING DISTRICTS, DIVISION 11 – A-4A(D) SINGLE-FAMILY RESIDENTIAL DISTRICT, SEC. 130-531 – PURPOSE AND SEC. 130-534 – SITE AND STRUCTURE PROVISIONS; AS WELL AS DIVISION 12 – A-5(D) TWO-FAMILY RESIDENTIAL DISTRICT, SEC. 130-566 – PURPOSE AND SEC. 130-569 – SITE AND STRUCTURE PROVISIONS; AS WELL AS ARTICLE V – OVERLAYS, DIVISION 2 – PUD PLANNED UNIT DEVELOPMENT OVERLAY, SEC. 130-1673 – GENERAL STANDARDS AND CRITERIA; TO EXCLUDE A-4A AND A-5 ZONING DISTRICTS FROM ELIGIBILITY FOR A PUD PLANNED UNIT DEVELOPMENT OVERLAY.

WHEREAS, the St. Tammany Parish Council established a committee to propose forward-thinking, simple solutions to ensure smart and sustainable development in St. Tammany Parish; and,

WHEREAS, high density single-family residential developments with PUD overlays have been expanding in the parish and are straining the parish’s current transportation, drainage, and utility infrastructure; and,

WHEREAS, the zoning districts which allow the highest single-family density are the A-4A (six units per acre) and A-5 (eight units per acre) zoning districts; and,

WHEREAS, allowing a PUD overlay with an A-4A or A-5 zoning district further increases the potential density of such developments;

WHEREAS, at their June 6, 2022 meeting, the Simple Solutions Committee approved a recommendation to exclude the A-4A and A-5 zoning districts from eligibility for a PUD overlay; and,

WHEREAS, in order to support sustainable growth in St. Tammany Parish, and without hampering less dense single-family and affordable multifamily developments, the Simple Solutions Committee urges the Council to consider and adopt the proposed amendment to Sec. 130-1673 of the Unified Development Code.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130- Unified Development Code, Article IV – Zoning Districts, Division 11 – A-4A(D) Single-Family Residential District, Sec. 130-531 – Purpose, and Sec. 130-534 – Site and Structure Provisions, be amended as follows:

**Sec. 130-531. Purpose.**

The A-4A(D) Single-Family Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain and utility uses. All strictly commercial uses are prohibited in the A-4A(D) Single-Family Residential District. ~~Planned unit development overlays may be used in the A-4A(D) Single Family Residential District.~~

**Sec. 130-534. Site and structure provisions.**

(a) *Maximum density/minimum lot area.*

(1) *Residential uses.* The maximum net density permitted on shall be six units per acre.

- (2) *Nonresidential uses.* The lot area of each zoning lot shall not be less than 40,000 square feet, except that public utility facilities may be located on lots of lesser area with administrative approval.
- (3) *Open space.* A minimum of 25 percent of the gross area of each tract of land in a single-family cluster development (zero lot line) must be reserved and dedicated for public or common use. Improved drainage facilities, lakes, streets and other impermeable surfaced areas and any other unusable land may not be included in determining the required open space for the development.
- (b) *Minimum area regulations.*
- (1) *Minimum lot width.* The width of each zoning lot shall not be less than 60 feet. ~~There shall be no minimum lot width in the A-4A(D) district if the standards of the planned unit development overlay are met.~~
- (2) *Front yard.* Front building lines shall conform to the average building lines established in a developed block; in all cases, this front building line shall be set back a minimum of 30 feet from the front property line.
- (3) *Side yard.* There shall be two side yards, one on each side of the building, having a minimum width 7½ feet each, plus one additional foot for each one foot in building height over 20 feet above base flood elevation. Side yard setbacks of five feet may be authorized when the department of engineering has determined that drainage impacts have been adequately addressed, based on review and approval of a drainage plan for developments or the proposed installation of subsurface drainage, in lieu of drainage swales, on an individual lot that would otherwise be required to have 7½-foot setbacks. For single-family cluster developments (zero lot line) there shall be at least one side yard, having a minimum width of 25 feet, plus one additional foot for each foot in building height over 20 feet above base flood elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than 20 feet.
- (4) *Rear yard.*
- a. *Standard requirement.* There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot for every one foot in building height over 20 feet above base flood elevation.
- b. *Special requirement.*
1. Lakeview Drive, Slidell. Except as provided in subsection (b)(4)b.2 of this section, all properties fronting the south side of Lakeview Drive shall adhere to the standard rear yard requirements and, in addition, shall not extend the distance of the primary structure on the property more than 135 feet lakeward of the front property line adjacent to the Lakeview Drive right-of-way.
  2. All properties with road frontage along Lakeview Drive where any portion of said frontage is within 700 feet of the eastern right-of-way of U.S. Highway 11 may have a primary structure located beyond the setback provided for in subsection (b)(4)b.1 of this section, except that no primary structure shall be located more than 350 feet from the front property line.
- (c) *Maximum lot coverage.*
- (1) *Residential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. For single-family cluster developments, (zero lot line), the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 70 percent of the total area of the lot.
- (2) *Nonresidential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 40 percent of the total area of the lot.
- (d) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (e) *Off-street parking and loading requirements.* Off-street parking and loading shall be provided as put forth in article VI, division 8, of this chapter.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130- Unified Development Code, Article IV – Zoning Districts, Division 12 – A-5(D) Two-Family Residential District, Sec. 130-566 – Purpose, and Sec. 130-569 – Site and Structure Provisions, be amended as follows:

**Sec. 130-566. Purpose.**

The A-5(D) district is intended to provide a greater density of residential use by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. This district is to primarily be located in a GMA and be characterized by central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes. To protect the intention of the district, permitted activities are limited to residential dwellings of one or two units and utility uses. All strictly commercial uses are prohibited in the A-5(D) district. ~~Planned unit development overlays may be used in the A-5(D) Suburban District.~~

**Sec. 130-569. Site and structure provisions.**(a) *Maximum density/minimum lot area.*

- (1) *Residential uses.* The maximum net density permitted on shall be eight dwelling units per acre.
- (2) *Nonresidential uses.* The lot area of each zoning lot shall not be less than 40,000 square feet, except that public utility facilities may be located on lots of lesser area with administrative approval.

(b) *Minimum area regulations.*

- (1) *Minimum lot width.* The width of each zoning lot shall not be less than 75 feet. ~~There shall be no minimum lot width in the A-5(D) district if the standards of the planned unit development overlay are met~~
- (2) *Front yard.* Front building lines shall conform to the average building lines established in a developed block, in all cases, this front building line shall be set back a minimum of 40 feet from the property line.
- (3) *Side yard.* There shall be two side yards, one on each side of the building, having a minimum width of ten feet each, plus one additional foot for each foot in building height over 20 feet above base flood elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than ten feet.
- (4) *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot for every one foot in building height over 20 feet above base flood elevation.

(c) *Maximum lot coverage.*

- (1) *Residential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot.
- (2) *Nonresidential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 40 percent of the total area of the lot.

(d) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.(e) *Off-street parking and loading requirements.* Off-street parking and loading shall be provided as put forth in article VI, division 8, of this chapter.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS that, St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130- Unified Development Code, Article V – PUD Planned Unit Development Overlay, Sec. 130-1673 – General Standards and Criteria, be amended as follows:

**Sec. 130-1673. General standards and criteria.**

In order for the zoning commission and parish council to make competent and definitive decisions concerning a planned unit development's proper makeup, the following general standards and criteria shall be applicable:

- (1) *Physical characteristics of the site.* The site shall be ten or more acres in size and suitable for development in the manner proposed without hazard to persons or property adjacent to the site, in conformance with the standards and parameters established in this division.
- (2) *Relation to major transit routes.* PUDs shall be properly located with respect to interstate, major highways and major arterial streets so as not to create major shifts of traffic generation to intermediate collectors and/or minor streets.
- (3) *Mixed-use PUD.* PUDs may incorporate nonresidential uses subject to the following criteria:

- a. If the underlying zoning classification is residential in nature, the nonresidential uses are limited to those permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, MD-1, and ED-1 districts.
- b. If the underlying zoning classification is any other classification, the underlying classification controls the permitted land uses.

(4) Exclusions. PUD overlays shall not be allowed in A-4A or A-5 districts.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall be effective upon adoption and signature of the Council Chairman and Parish President

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JUNE 29, 2022

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_